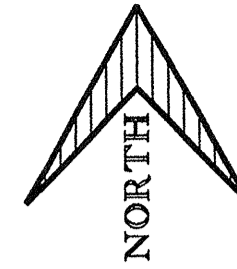
**LEGEND:**

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK



SCALE: 1" = 50'

BEARING REFERENCE SOURCE  
IS THE TEXAS DEPARTMENT  
OF TRANSPORTATION RIGHT-  
OF-WAY MAPS FOR LOOP 410  
BEING N24°57'48"W

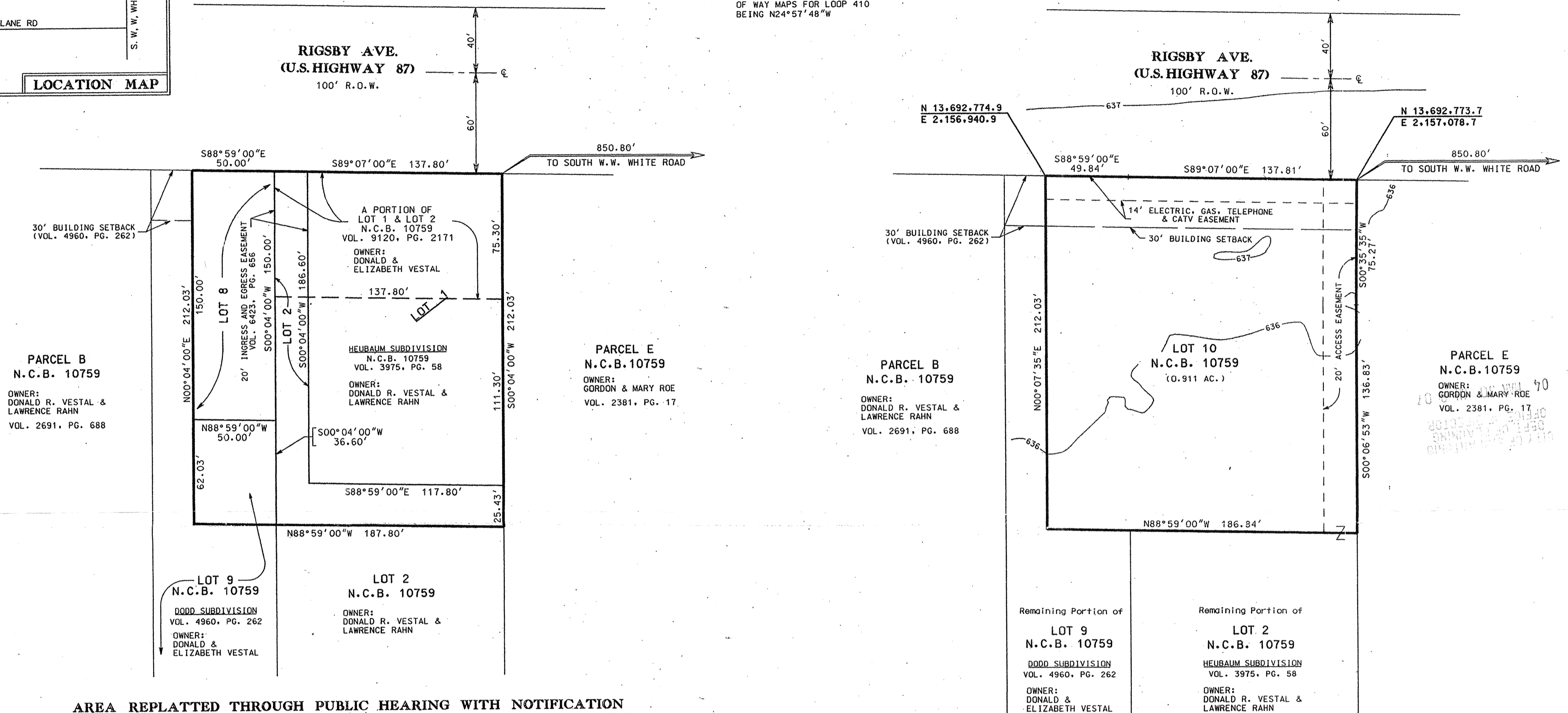
**DEVELOPER/OWNER**

DR. DONALD VESTAL  
2934 RIGSBY AVENUE  
SAN ANTONIO, TEXAS 78222  
PHONE (210) 333-5753

# REPLAT ESTABLISHING DODD ANIMAL HOSPITAL SUBDIVISION

BEING LOT 10 (0.9107 ACRES) N.C.B. 10759,  
THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

- NOTE:
- ONE (1) COMMERCIAL LOT ESTABLISHED.
  - OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS AS PER UDC 35-506 (r)

**AREA REPLATTED THROUGH PUBLIC HEARING WITH NOTIFICATION**

BEING LOT 8 AND A PORTION OF LOT 9 (0.2433 AC.), DODD SUBDIVISION,  
AND LOT 1 AND A PORTION OF LOT 2 (0.1661 AC.), HEUBAUM SUBDIVISION,  
NEW CITY BLOCK 10759, AS RECORDED IN VOLUME 4960, PAGE 262 AND  
VOLUME 3975, PAGE 58, RESPECTIVELY IN THE DEED AND PLAT RECORDS.  
SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT DODD SUBDIVISION  
AND HEUBAUM SUBDIVISION, WHICH ARE RECORDED IN VOLUME 4960, PAGE 262 AND  
VOLUME 3975, PAGE 58 RESPECTIVELY, BEXAR COUNTY PLAT AND DEED RECORDS. THE  
SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC  
HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT  
THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: DONALD R. VESTAL & LAWRENCE RAHN  
VOL. 2691, PG. 688

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

MY COMMISSION EXPIRES: 08/05/2004

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED  
AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE,  
FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND  
PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER: DONALD R. VESTAL & LAWRENCE RAHN  
VOL. 2691, PG. 688

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
DONALD VESTAL  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE  
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND  
IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF JAN A.D. 20 03

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

JESSE H. VALDEZ, JR.  
Notary Public, State of Texas  
My Comm. exp. 08/05/2004

STATE OF TEXAS  
COUNTY OF BEXAR

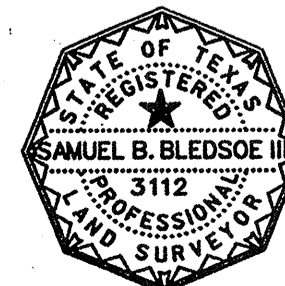
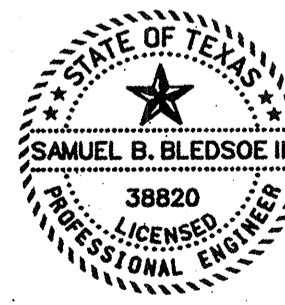
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO  
THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS  
PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE  
VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH  
BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY  
MADE ON THE GROUND BY: SAMUEL B. BLEDSOE

REGISTERED PROFESSIONAL LAND SURVEYOR

**TxDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 187.65'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT. PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY, LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

UDC 35-512: STREETSCAPE REQUIREMENTS MUST BE COMPLIED WITH DURING THE TIME OF BUILDING PERMIT.

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES.  
ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

NOTE:  
"WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

NOTE:  
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

**REPLAT**

Remaining Portion of  
LOT 9  
N.C.B. 10759  
DODD SUBDIVISION  
VOL. 4960, PG. 262  
OWNER:  
DONALD &  
ELIZABETH VESTAL

Remaining Portion of  
LOT 2  
N.C.B. 10759  
HEUBAUM SUBDIVISION  
VOL. 3975, PG. 58  
OWNER:  
DONALD R. VESTAL &  
LAWRENCE RAHN

MACINA, BOSE, COPELAND & ASSOCIATES, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
1-8434 TEL. No. (210) 545-1122

THIS PLAT OF Dodd Animal Hospital Subdivision HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,  
TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 12th DAY OF March A.D. 20 03  
BY: [Signature] SECRETARY BY: [Signature] CHAIRMAN

STATE OF TEXAS  
COUNTY OF BEXAR

1. Gerry Rickhoff COUNTY CLERK OF SAID COUNTY.  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE  
14th DAY OF March A.D. 20 03 AT 11:35 A.M. AND DULY  
RECORDED IN THE BOOK VOLUME 9556 ON PAGE 200

IN THE RECORDS OF Deeds & Plats  
IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.  
THIS 14th DAY OF March A.D. 20 03

COUNTY CLERK, BEXAR COUNTY, TEXAS  
[Signature] DEPUTY

VRP # 04-04-091



**City of San Antonio**  
Development Services Department  
**Vested Rights Permit/Consent Agreement**  
**APPLICATION**

Permit File: # 04-04-091  
Assigned by city staff

Date: \_\_\_\_\_

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),  
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Dr. Donald Vestal

Phone: (210) 333-5753 Fax: (210) 333-5544

Address: 2934 Rigsby Avenue

City: San Antonio State: TEXas Zip code: \_\_\_\_\_

Engineer/Surveyor: Macina, Bose, Copeland and Associates, Inc.

Address: 1035 Central Parkway North

City: San Antonio State: Texas Zip code: 78232

Name of Project: DODD ANIMAL HOSPITAL

(b) (k) Site location or address of Project and Legal description:

2935 Rigsby

Lot 10, N.C.B. 10759

3/26/04

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Council District 2 ETJ \_\_\_\_\_ Over Edward's Aquifer Recharge? ( ) yes ( ) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 39670.092 S.F.

(e) Total area of impervious surface, in square feet 22248 S.F.

(f) Number of residential dwellings units, by type; 0

(g) Type and amount of non-residential square footage; 2,000 square feet of Veterinary Hospital

(h) Phases of the development, (If Applicable); N/A

4. What is the date the applicant claims rights vested for this Project? 03-14-03

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

No construction has taken place to date

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

MAR 30 AM 3 07

OFFICE OF DIRECTOR  
DEPT. OF PLANNING  
CITY OF SAN ANTONIO

3/26/04

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- **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

- **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

- **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

- **Approved Plat**

Plat Name: Dodd Animal Hospital Plat # 030049 Acreage: 0.9107 Approval

Date: 03-12-03 Plat recording Date: 03-14-03 Expiration Date: \_\_\_\_\_ Vol./Pg. 9556/200

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

- **Other**

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Torry L. Hurt, P.E. Signature: Torry Hurt Date: 3-26-04

Sworn to and subscribed before me by Torry L. Hurt on this 26<sup>th</sup> day of March in the year 2004 to certify which witness my hand and seal of office.

10 C 01 00 00 40

OFFICE OF PLANNING  
DIRECTOR

Notary Public, State of Texas

3/26/04

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City of San Antonio

DEV. SERVICES

**Vested Rights Permit**

2004 APR 21 A 9:11

**APPLICATION**

Permit File: #VRP 04-02-091

Received: April 4, 2004

**RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE**

---

***CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION***

***Not Subject To Disclosure  
Under Any Open Records or Public Disclosure Law***

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***The City Attorney's Office recommends the Development Services Department decide this application in the following manner:***

**X Approval    ☐ Disapproval    ☐ Return to Applicant**

***Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.***

Reviewed By:

  
Norbert J. Hart  
Assistant City Attorney

Date: April 19, 2004

**Comments:** Recommend that vested rights be approved effective March 14, 2003 provided that the project is commenced prior to September 13, 2004.

City of San Antonio use

Permit File: # 04-04-091  
Assigned by city staff

Date: \_\_\_\_\_

☒ Approved

☐ Disapproved

Review By: *MLH*  
Development Services Department

Date: 4/19/04

Comments: As of March 14, 2003 provided  
that the project is commenced  
prior to September 13, 2004

04 MAR 30 AM 8:07

OFFICE OF DIRECTOR  
DEPT. OF PLANNING  
CITY OF SAN ANTONIO

3/26/04

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**City of San Antonio**  
Development Services Department  
**Vested Rights Permit Application**  
**Completeness Review**



*Note: All Applications must comply with the Unified Development Code (UDC),  
 Section 35-B124 Vested Rights Determination for the City of San Antonio.*

**Required Items: Section 35-B124, Vested Rights' Determination**

An Application for a Vested Rights Determination shall be made by the Applicant on a form established for such purpose and provided by the City and shall contain at least the following information:

1. Appropriate filing fee.
2. Section 35-B124
  - (a) Name and address of Applicant; ✓
  - (b) Project description and name of subdivision or development, if applicable; ✓
  - (c) Location of development; ✓ (see plat) Plan
  - (d) Total land area, in square feet; ✓
  - (e) Total area of impervious surface, in square feet; ✓
  - (f) Number of residential dwelling units, by type; ✓
  - (g) Type and amount of non-residential square footage; ✓
  - (h) Phases of the development, if applicable; NA
  - (i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based; NA
  - (j) A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and ✓
  - (k) A legal description of the Property ✓ (see plat)

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- a timing and phasing plan for the proposed development;
- a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed;
- and the conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

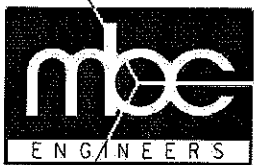
☐ **Accepted**

☐ **Rejected**

**Completeness Review By:** \_\_\_\_\_ **Date:** 10-8-04

OFFICE OF PLANNING  
CITY OF SAN ANTONIO

18434-1569  
1567

**MACINA • BOSE • COPELAND AND ASSOCIATES, INC.**

CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 FAX (210) 545-9302

[www.mbcengineers.com](http://www.mbcengineers.com)**To:** Development Services**Project No.** 18434**Date** March 26, 20042<sup>nd</sup> floor**Re:** Dodd Animal Hospital**Attn:** Michael HerreraWE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items.☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications☐ Copy of Letter ☐ Change Order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
2			Vested rights permit application
2			Approved plats
1			Application fee check for \$160.00

THESE ARE TRANSMITTED as checked below:

- ☐ For your approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval
- ☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution
- ☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints
- ☐ For review and comment ☐ \_\_\_\_\_
- ☐ FOR BIDS DUE \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: \_\_\_\_\_

COPY TO:  \_\_\_\_\_SIGNED: Torry Hurt

DODD ANIMAL HOSPITAL  
(210) 333-5753  
2934 RIGSBY AVENUE  
SAN ANTONIO, TX 78222

 **Merrill Lynch**  
**BANK ONE** BANK ONE, COLUMBUS, N.A.  
Columbus, Ohio 43271  
25-80/440

15241

3/25/2004

PAY TO THE ORDER OF City of San Antonio

\$ \*\*160.00

One Hundred Sixty and 00/100\*\*\*\*\*

DOLLARS

City of San Antonio

DONALD R. VESTAL, D.V.M.  
ELIZABETH L. VESTAL

MEMO

VRP#04-04-091

  
AUTHORIZED SIGNATURE

⑈015241⑈ ⑆044000804⑆ 040800610217⑈